



APPRAISAL REPORT

for

SAN FRANCISCO REDEVELOPMENT

of

1760 Post Street San Francisco, California

Parcel 685-13

by

Floyd D. Clevenger 2363 Pruneridge Avenue Santa Clara, California



Elevenger REALTY & APPRAISAL CO.

FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA 95050 TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier

Western Addition

Ref: 685-13

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1760 Post Street, San Francisco, California held in the ownership of J. S. Pough and Bruno Belli which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the entire property is: (\$168,900.00)

- - - ONE HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED DOLLARS - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Respectfully submitted,

Floyd D. Clevenger M. A.I.



FACTUAL DATA

Ownership:

J. S. Pough and Bruno Belli

Address:

1760 Post Street, San Francisco, California

Zoning:

C-3 (City of San Francisco)

Present Use:

Church

Land:

94.5' x 137.5' (12,994 sq. ft.)

Taxes and

Assessed Values:

Land

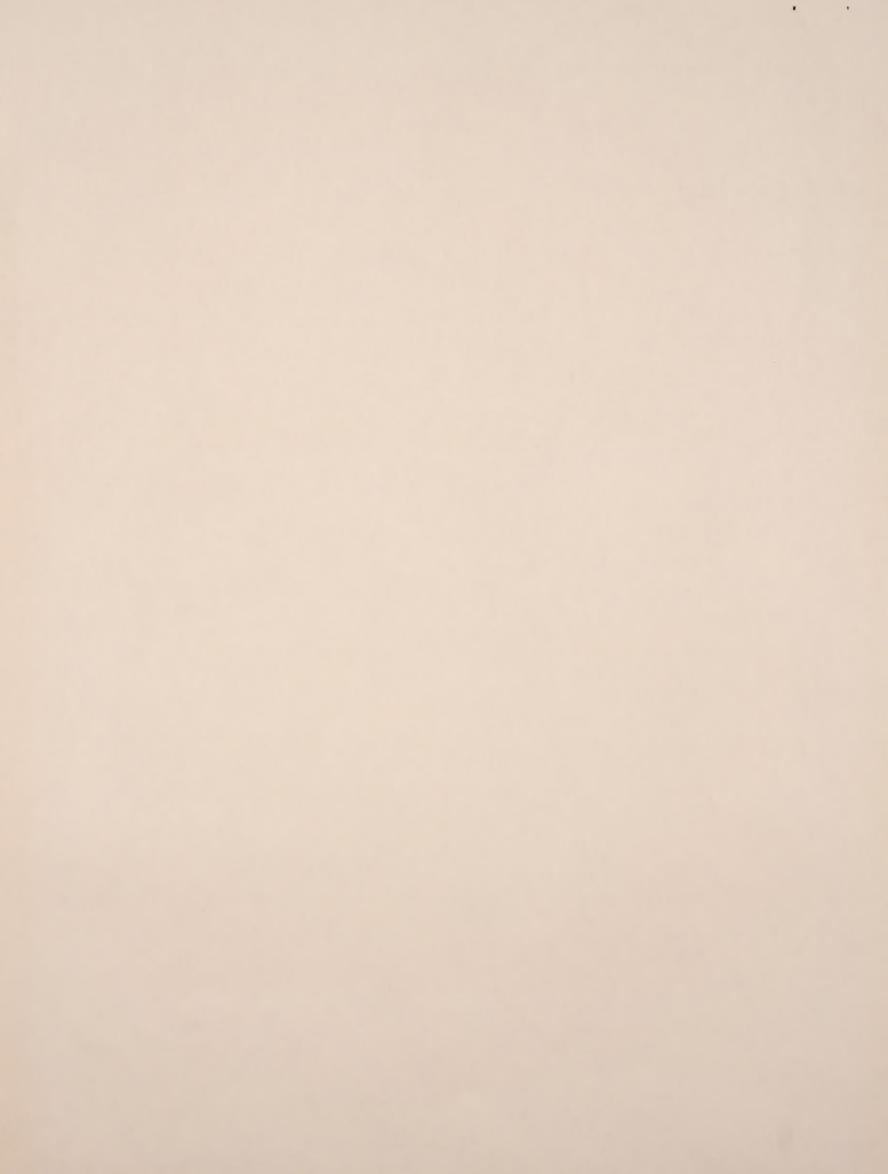
\$18,600.00

Improvements

\$18,000.00

Taxes

\$4,498.14

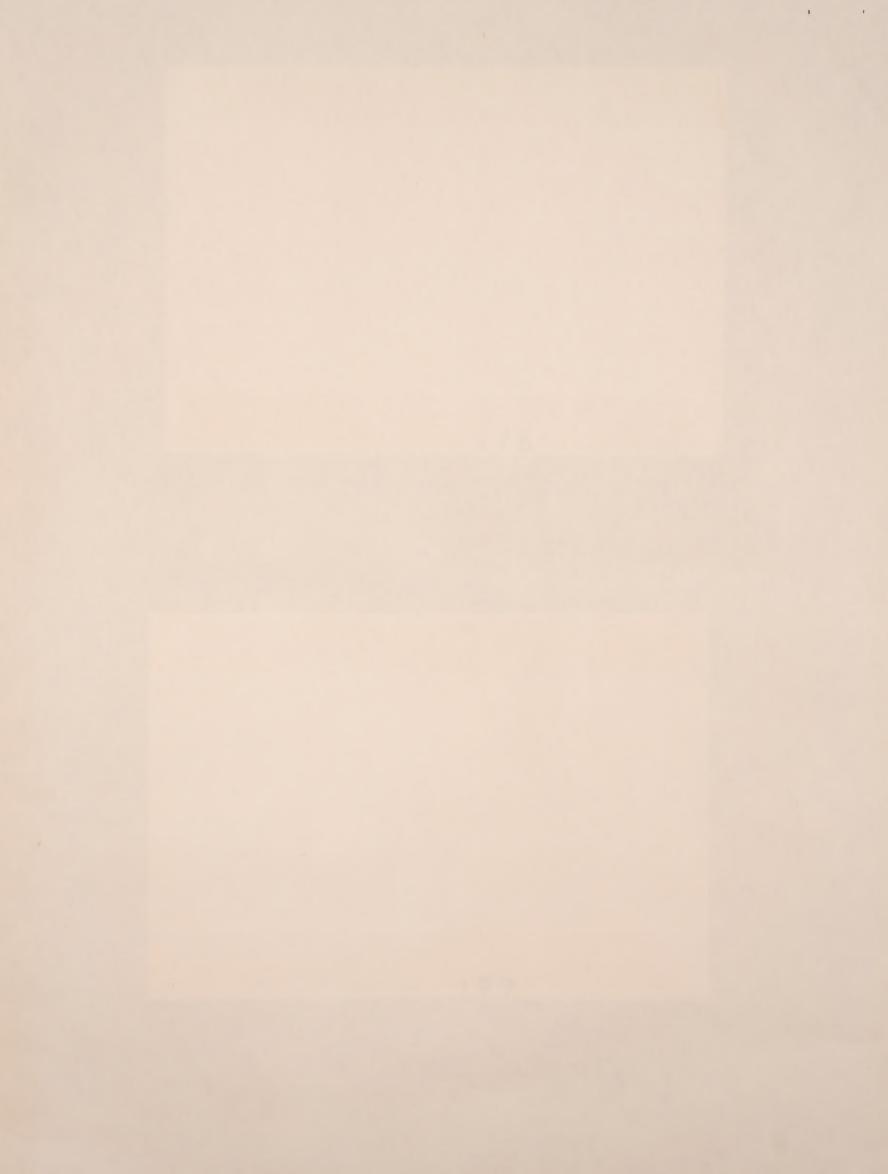




Front view of subject property. Location of subject indicated by red lines.



View of Post Street easterly. Subject left center.





North sole o year primary line.



ntain we a statut.





Westing and Coulding States

STREET, ADD A STREET





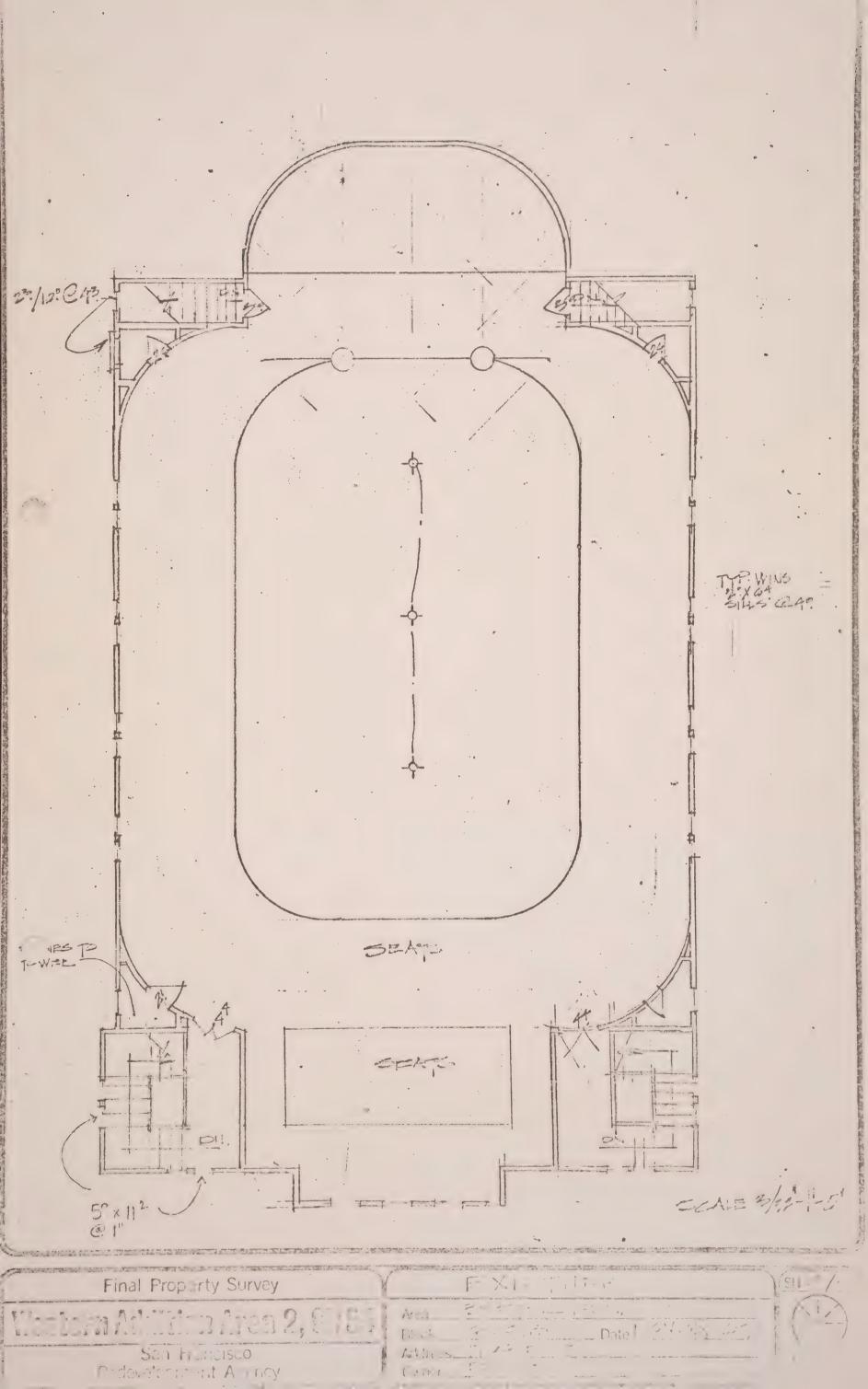
FLOOR PLANS AND BUILDING DETAIL



IMPROVEMENT DETAIL

Address	1760 Post Street		_ 'Building Use	& type				
Age of Impro	ovements 90 y	rear s	_ General Cond	lition <u>fa</u>	ir to poor			
EXTERIOR:	Туре	Cond.	INTERIOR:	Type	Cond.			
Foundation	brick	fair	Floors	wood	fair			
Walls	wood frame	fair	Walls	plaster	fair			
Roof	wood & composi	tion_fair	Ceilings	plaster	fair			
Gutters	yes	poor	Heating	forced air	fair			
Windows	wood sash	fair	Elec. Fixture	S				
Screens	none		Built-in equi	p. <u>none</u>	****			
Basement	none	77 mm			***************************************			
Laundry			Building Area		And the second s			
Garage			Plumbing	avg. quality	fair			
			No. fixtures					
			No. bathroom	ns <u>3</u>	which does have been a second as the second			
Special Features								
	A 20 (1994 - 1995)	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	No. of rooms					
Cletrimental influences very old building a percently poor condition. Although remaining								
	Me			**************************************				
Taxes	\$4,498.14		Assessments					
Utilities:	(available)	(connected)	Street Improv	rem ents:				
One	588	yes	Walks	concrete				
Witten	yes	yes	Curbs	Concrete				
Smyer		yes	Guwers	concrete				
FIGHTICE	THE CONTRACTOR OF THE CONTRACT		Paving	asplati				
Distance in:								
Transportation								
Grade Sensol								
Fright School								
TOTAL								







Final Property Survey

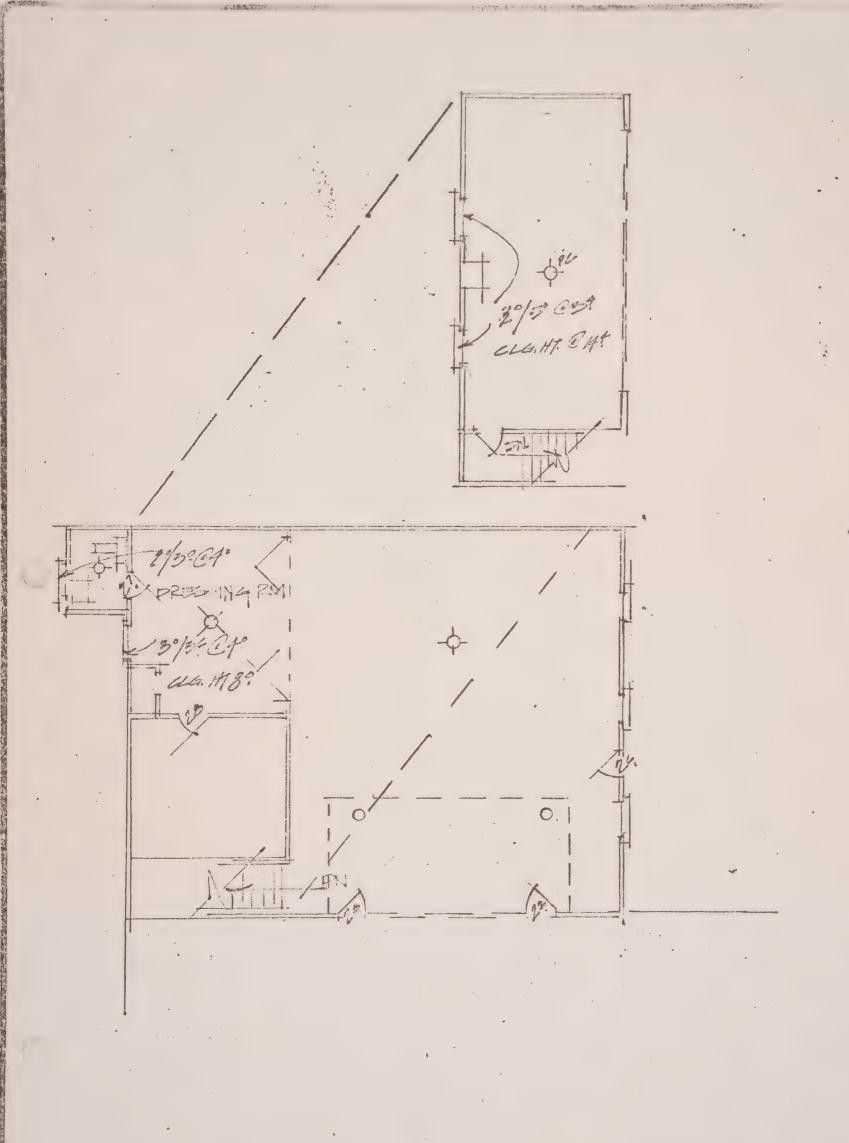
San Transisco

Area The Address I'm

Liste Andrews

1 SHEW





CCA: 1. 7/1/1/10

Final Property Survey

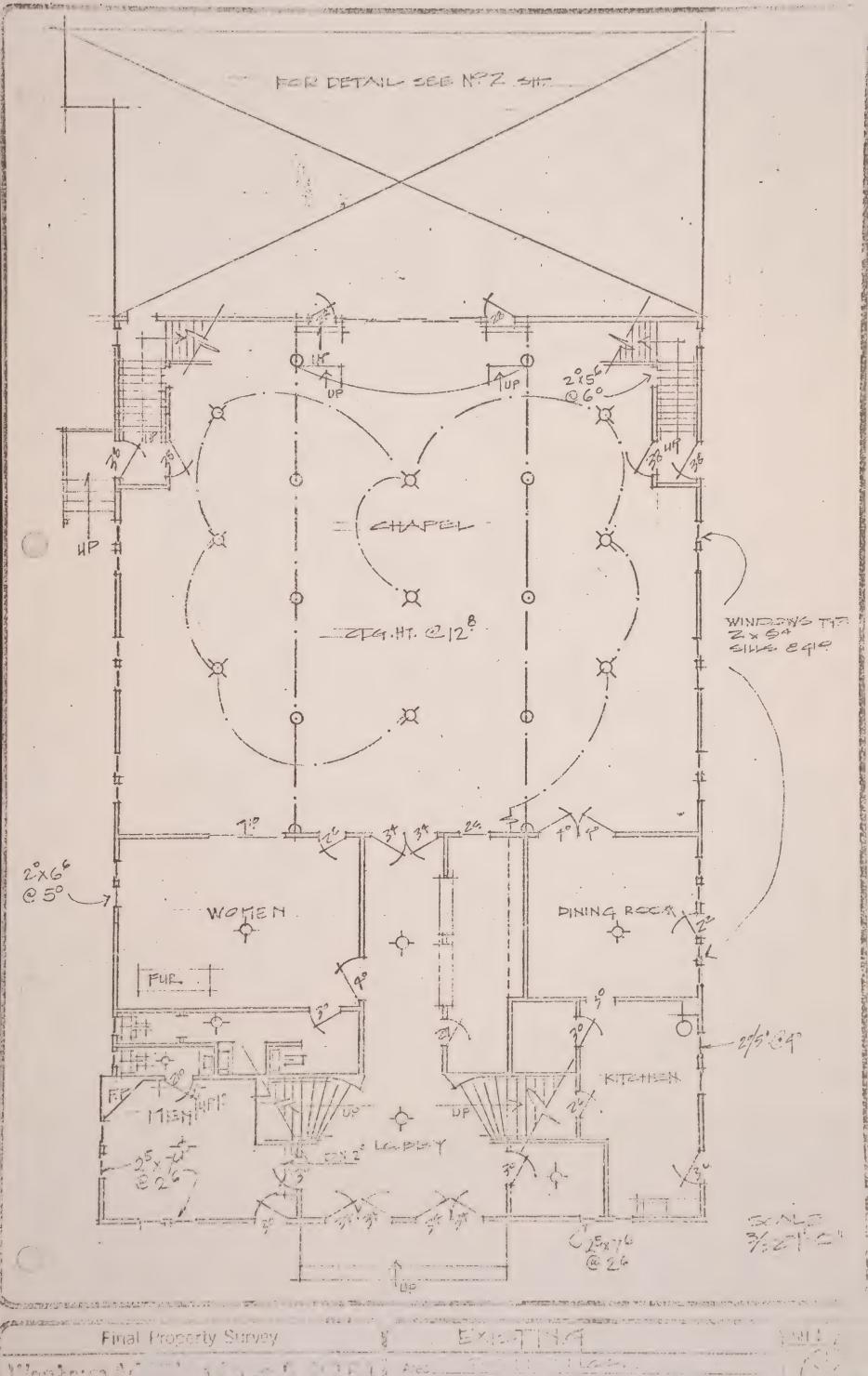
三メルー 1011

. ., ,

11.1632,636

Date 1 /2





Date 11:



LEGAL DESCRIPTION AND MAP

OF ENTIRE PROPERTY



LEGAL DESCRIPTION

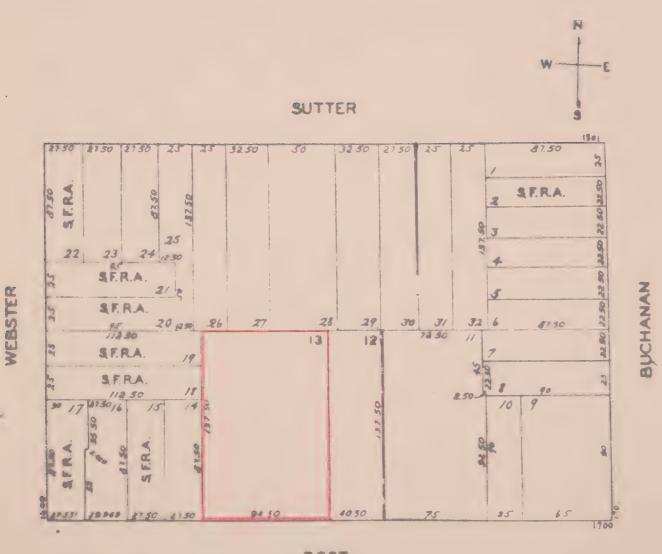
ALL that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BECINNING at a point on the northerly line of Post Street, distant thereon 112 feet 6 inches easterly from the easterly line of Webster Street; running thence easterly along said northerly line of Post Street 94 feet 6 inches; thence at a right angle northerly 137 feet 6 inches; thence at a right angle westerly 94 feet 6 inches; and thence at a right angle southerly 137 feet 6 inches to the point of beginning.

BEING a portion of WESTERN ADDITION BLOCK NO. 275.



, 4



POST







SALOAN O BY QUOINT BOYA ALANTHIS

Land

Subject land consists of a parcel having frontage on the north side of Post Street of 94.5 feet and a depth of 137.5 feet.

This parcel is presently occupied by a wood frame church built in 1880 and the building currently is in poor condition. It is not feasible to rehabilitate the building and continue its use as a church.

The current zoning of the subject parcel is C-2, which is a commercial classification and would allow a commercial development. The parcel is an inside parcel. It does not have corner exposure which would tend to enhance the position of the parcel for commercial use if it were so located.

The present highest and best use of this ownership is for the removal of this existing building in the reasonably near future and the development of the site into some commercial endeavor.

Your appraiser has been informed that an attempt was made by one of the local banks to establish a bank building on this site which was protested by the neighborhood. While substantial influence can be brought to bear on various developments by neighborhood influence, it is the opinion of your appraiser that this parcel could develop and should develop into some type of commercial usage.

A review has been made of various land transactions in the vicinity of the subject property and an analysis made of those parcels which are indicated to be most indicative of market value for the subject property. Some of the transactions which have been utilized in this analysis are listed in brief form in the following chart.

Sale No.	Date	Zoning	Area/sq.ft.	Sale Price/sq.f
986.0				
710000	0153504.	CST	10,560	412,40
010/18	11/11/16	C - 1	2,000	14.18
/ / F .	9/10/60	114	21,846	147.70

Placed 788-11. This piecel of the was treated by the area of responsed endowdroment by fan Transfero States reposent factor and the recent and terms to appare to a by the among



Valuation, cont'd.

Parcel 816-68 This is a very small parcel containing 2,000 sq. ft. and wou typically reflect a nigher unit figure than would be commanded by the subject property.

Parcel 681-8 to 14 inclusive This was an assembly of land for the purpose of constructing a convalescent home. Your appraiser has utilized this parcel because it appears that the uses applied to this parcel would also be capable

Based on this and other factors, it is the opinion of your appraiser that an of

12,994 sq. ft. @ \$13.00 = \$168,922.00

Subject Improvements

Subject improvements consist of the old wood frame church building. This building presently is not producing income and future produce income or provide facilities for church services which would relate in a meaningful way to the value of this land for other

While there could be some interim use value in the present structure for community services while this property was being offered in the market, or while it was being planned for redevelopment, therewould also be additional expenses involved in the clearing of the site and making it available for other uses. As a result, your appraiser has considered this building as contributing minimal value which would not exceed the cost of removal and that the primary value in the property is for commercial or semi-commercial



APPRAISAL REPORT

1.00

JANETHANNELED HICKORDOPKIENT

of

1809 Sutter Street San Trancisco, California

Parcel 685-32

.

lewid T. Teorie na 103 maren proventa 100 maren - Historia



Elevenger REALTY & APPRAISAL CO.

FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA 95050 TELEPHONE (408) 241-2787

April 29, 1970

Ref: Parcel 685-32

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier

Western Addition

Dear Mr. Kammermeter:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1809 Sutter Street, San Francisco, held in the ownership of The Iloilo Circle, a corporation, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, including damages is:
\$8,450.00

---- EIGHT THOUS AND FOUR HUNDRED FIFTY DOLLARS -----

Your attention is invited to data and discussion following, which, in part basis of this conclusion.

Respectfully inhammed,



TALL STATE OF AVA.

Ownership: I le le a corporation

Address: 1809 Sutter Street, San Francisco

Zoning: R-4 (multi-family)

Present use: Residential - used as a rooming house

Land: Dimensions: 25' Sutter Street frontage and

137.5' of depth = 3,438 sq. ft.

Taxes and

Assessed Values: Land \$3,925.00

Improvements \$1,750.00

Taxes







Visit in the

Controlly vigo.

subject extress





Suttor Smooth twentimely down. Tubbles to left contor.





More Vent. View is from that properly in a New Total action benefit benefit to



Reservant - View is roward new property line from building.



PLOT PLAN AND BUILDING
DESCRIPTION

PLOT PLAN SHOWS AREA OF PROPOSED ACQUISITION



IMPROVEMENT DETAIL

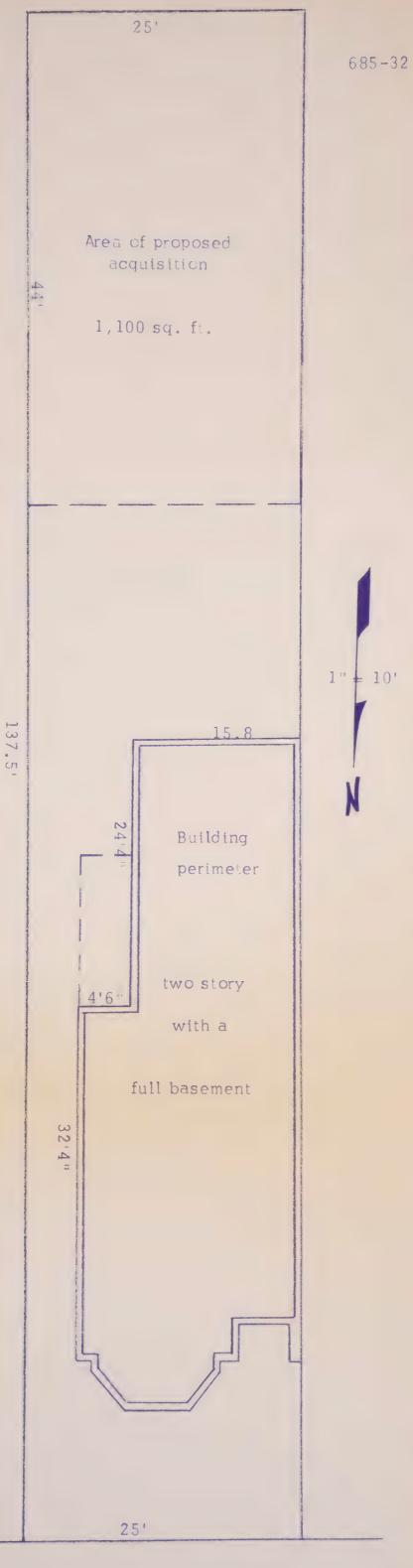
Address	1809 Sutter Street		_ Building Use &	type Restorm	101		
Age of Impro	ovements 80 yea	ars (1890)	General Condition good to fair				
EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.		
Foundation	brick	fair	Floors	wood & resilent	fair		
Walls	wood frame	fair	Walls	plaster & s/rock	fair		
Roof	composition	fair	Ceilings	plaster & sheet-	fair		
Gutters	yes	fair	Heating	wall heater	good		
Windows	wood sash	fair	Elec. Fixtures	avg. quality	fair		
Screens	yes	fair	Built-in equip	water heater			
Basement	full	fair		wall heaters			
Laundry	basement	fair	Building Area				
Garage	basement	fair	Plumbing	old style	fair		
			No. fixtures	six	fair		
			No. bathrooms	two .	fair		
Special Features Some main floor partitioning has been removed.							
		S. Salah - Evenis Landson F. Salah St. Variable St. St. Salah St. St. Salah	No. of rooms	Seven			
Detrimental influences Neighborhood in transition to more dense residential uses.							
		ers hard, i make, and a month, grid to be desired an experience arter, the criticisms of	anno nero les jarques (g. Var. Sue Junious automi de Republicación de las Section (d. Section (d. Section (d. Sec				
Pages	8697,45		Assessments	nume chown			
* (1)	(available)	(connected)	Street Improve	ements:			
13/44	yes	yes	Walks	concrete			
/Vater	V = 5	Ves	Curbs	concrete			
i. ver	MANA AND DE TOTAL STREET			concrete			
Septic	10	.00	Paving	asuhalt			
Distripce to:							
Transportation							
Grade School							
[Ngh Safeol							
The party of the state of the s							



LEGAL DESCRIPTION OF PROPOSED WYDELLER

Area to be acquired is indicated on the map as an area 25 ft. by 44 ft., to the rear of the property of Parcel 685-32. Acquisition area contains 1,100 square feet.







LEGAL DESCRIPTION AND MAP

OF ENTIRE PROPERTY



LEGAL DESCRIPTION

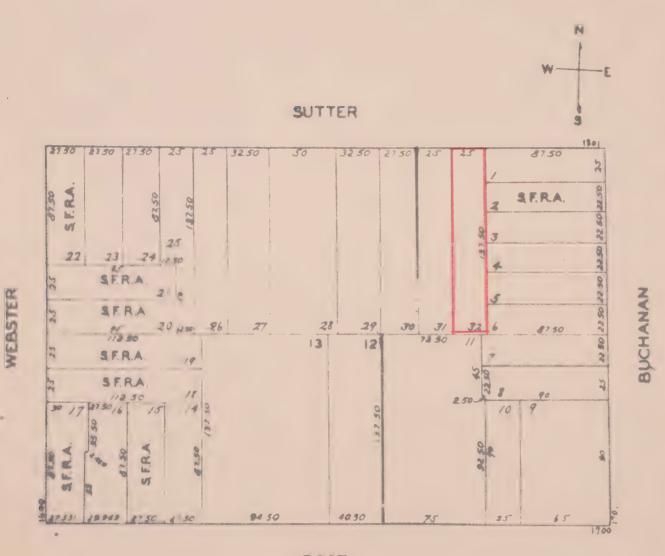
*

ALL that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Sutter Street, distant thereon 87 feet and 6 inches westerly from the westerly line of Buchanan Street; running thence westerly along said southerly line of Sutter Street 25 feet; thence at a right angle southerly 137 feet and 6 inches; thence at a right angle easterly 25 feet; and thence at a right angle northerly 137 feet and 6 inches to the point of beginning.

BEING portion of WESTERN ADDITION BLOCK NO. 275.





POST







VALUATION BY MARKET DATA ANALYSIS

Land:

The subject land is zoned in an R-4 classification, and therefore, is capable of multi-family residential use.

The value conclusion reflected below assumes the highest and best use of the present residential development, considering the land as contributing value based upon its capability of multi family residential development. Therefore, in utilizing land sales, multi family residential zoned properties have been considered.

Some of the sales considered in evaluating the subject land are outlined in brief form in the following paragraph.

Sale No.	Date	Zoning	Area/sq.ft.	Sale price/sq.ft.
Vol. I				
662-19 1076-26 1157-11	8/27/68 7/31/67 4/21/66	R-3 R-3 R-3	3,781 4,727 2,422	\$7.04 8.99 4.13

Based on the preceding market information and other factors, it is the opinion of your appraiser that an informed principal would conclude the per square foot value of the subject property is:

\$7.00

Therefore:

3,438 sq. ft. @ \$7.00 = \$24,066.00

Rounded to:

1,000 R



WAS DAVID TO BY STOLEN AVERAGE

Cost New Estimate:

Residence -

7	į	V	- Jane	n	a	а	7	0	2
done	8-	V	4-	9 7	3	1.4	6.		"wh

2,064 sq. ft. @ \$13.50 = \$27,864.00

Basement

1,032 sq. ft. @ \$6.50 = \$6,708.00

Concrete walks, driveway, fencing, landscaping

\$ 1,500.00

Cost New Estimate

\$36,072.00

Depreciation:

This building was built in approximately 1890. However, the wiring and plumbing has been remodeled and generally the building is in good condition considering the actual age.

Depreciation estimated from actual age, condition, design and location.

70% of \$36,072.00 = \$25,250.0

\$10,822.00

Rounded to:

\$10,800.00

Land Value Estimate by Market Data Analysis

32 1, Book, do

? Property Value Estimate by Summation And Fig.

"Y4,800,00



VALUATION BY MARKET DATA

Your appraiser has considered other single family residences in the close proximity of the subject property which are in similar condition.

These residences have been considered both on the basis of their total sale price and a per square foot sale price of building, including land. While either application is one which would be considered by a prudent principal in the market, the mathematical computation is related in this analysis by supplying a per square foot value to the area of the subject improvements.

Some of the transactions that have been considered are listed in brief form in the following chart.

Sale No.	No. Date Sale Price		Sq. ft. sale price, building including land.			
Vol. I						
676-26A 677-29 677-35	10/6/65 3/13/69 7/17/68	\$36,000.00 40,000.00 34,500.00	\$17.20 17.32 23.30			

Based on the preceding sales as well as other market factors and research of market data, it is the opinion of your appraiser that an informed principal of:

Therefore:

2,064 sq. ft. @ \$17.00 = \$35,088.00

Rounded to:



VALUATION OF PROPOSED ACQUISITION

Land:

There is a total of 1,100 square feet to be acquired from this ownership and the average per square foot land value that was concluded for the entire property has been applied to this area. It is the opinion of your appraiser this per square foot land value properly reflects the value contribution made by this area of the subject ownership.

Therefore:

1,100 sq. ft. @ \$7.00 =

\$7,700.00

Improvements:

This rear yard is almost totally undeveloped. There is one fruit tree and a minimum of plantings. There is; however, a fence along each side line and across the rear. An assumption has been made that these fences are owned in conjunction with the adjacent property owner. Value estimate of fence, plantings and concrete in that area to be acquired

\$ 300.00

Total Acquisition and Damages

\$8,000,00



VALUATION OF REMAINDER

Value Conclusions:

Entire Property \$35,000.00

Proposed Acquisition \$8,000.00

Remainder (before) \$27,000.00

Remainder (after)

The after condition of this property will have the same highest and best use as prevailed in the before condition; however, with less back yard. It will be necessary for this owner to construct a new fence across the rear property line and in order to preserve privacy in that area, provide some screening landscaping. The cost of this fence and landscaping is a measure of the extent of the damages that this remainder property will suffer as a result of the take and development as proposed

Estimate of cost to cure damages

\$ 450.00



Aggradus Assault

TIV

SAN FRANCISCO REDEVELOPMENT

of

1811 Sutter Street San Francisco, California

Parcel 685-31

*

Three is the same of the same



Clevenger REALTY & APPRAISAL CO.

FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA 95050 TELEPHONE (408) 241-2787

April 29, 1970

Ref: Parcel 685-31

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier Western Addition

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1811 Sutter Street, San Francisco, held in the ownership of Nobutaro Nishino, Herbert Nishino and Emiko Nishino which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, including damages is:

(\$9,700.00)

- - - - - - NINE THOUSAND SEVEN HUNDRED DOLLARS - - - - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Respectfully submitted,

loyd D. Clevenger.



. == 111, 110

Ownership: Nobutaro Nishino, a widower and Hiroshi

Herbert Nishino and Emiko Nishino, his wife

Address: 1811 Sutter Street , San Francisco

Zoning:

Present Use: Residential (single family)

Land: Dimensions: 25' Sutter Street frontage and

137.50' of depth = 3,438 sq. ft.

Taxes and

Assessed Values: Land \$3,925.00

Improvements \$1,900.00

Taxes \$715.89





Francisco Constitution

Dates Street.

Subtrees of finish





William Street





Mean of the Vision of the Control of

Those of their years from Antiderer toward term memority





trom me property.



PLOT PLAN AND BUILDING DESCRIPTION

PLOT PLAN SHOWS AREA OF PROPOSED ACQUISITION



IMPROVEMENT DETAIL

Address	1811 Sutter Street		Building Use 8	& type <u>single far</u>	mily resi
Age of Improvements 80 years			General Condition good to fair		
EXTERIOR:	Туре	Cond.	INTERIOR:	Туре	Cond.
Foundation	conrete	good	Floors	fir & hardwood	fair
Walls	wood frame	good	Walls	plaster	fair
Roof	composition	good	Ceilings	plaster	fair
Gutters	yes	good	Heating	gas heaters	fair
Windows	wood sash	fair	Elec. Fixtures	avg. quality	fair
Screens	yes	fair	Built-in equip	water heater	
Basement	yes	aood			The species of particular to the second seco
Laundry	basement	good	Building Area	2091 sq. ft.+bas	ement
Garage	basement	good	Plumbing	copper	good
			No. fixtures	four	fair
			No: bathroom	s <u>one</u>	fair
Special Fe	atures <u>Building</u>	has been rewire	ed and replumbe	d.	
		1 20 to 1 hours to the property short manufacture.	No. of rooms	8	The second section of the second section of the second section of the second sec
Detrimenta	l influences trans	itional neighbo	rhood		
Taxes	\$715.89		Assessments	none known	
014410 =	(available) (connected)	Street Improve	ements:	
(5)44	yes	yes	Walks	_congrete	
Water	Ves	ves	rurbs	Tuchele	
Sewer	783	77018	Cutters	-SUNCTOR	
ē · :otic	no	TIO	Paving	Hedge	
Distance to:					
Transformation					
Grade Johnsol					
High Extraction					
7176	5. P. P. M. S. P				

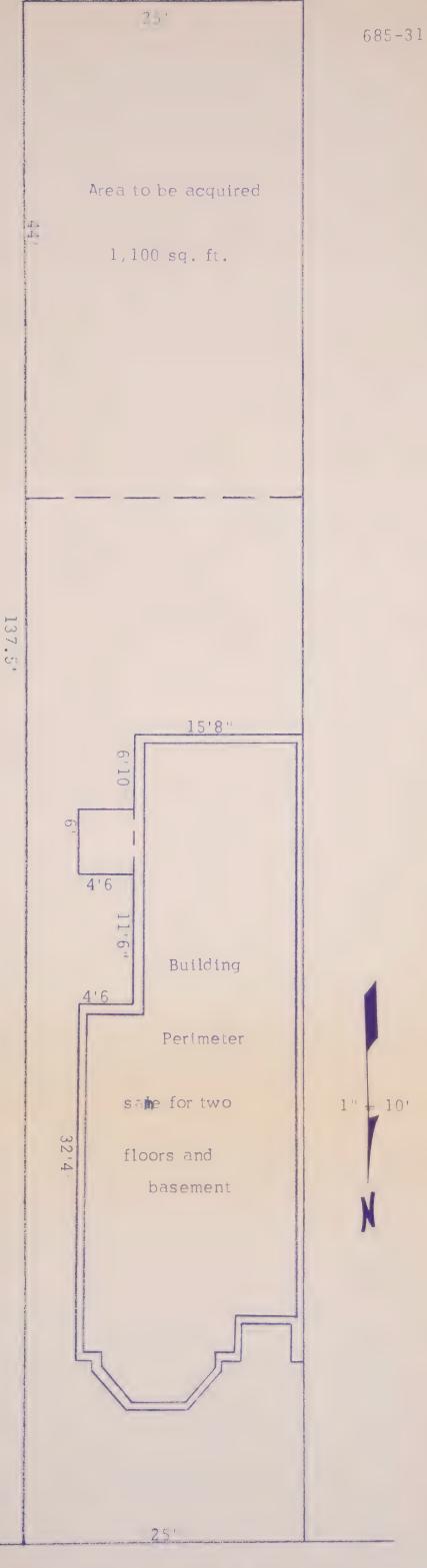


CLUME DESIGNATION OF THE PROPERTY & SOUTHWISTON

tradical description has been furnished by the process of explaintent like your, or a substance following pope will serve in the visible been been a considerable to the contract of the contr

the rear of the property of Parcel 685-31. Annual of the property of Parcel 685-31.







LEGAL DESCRIPTION AND MAP

OF ENTIRE PROPERTY



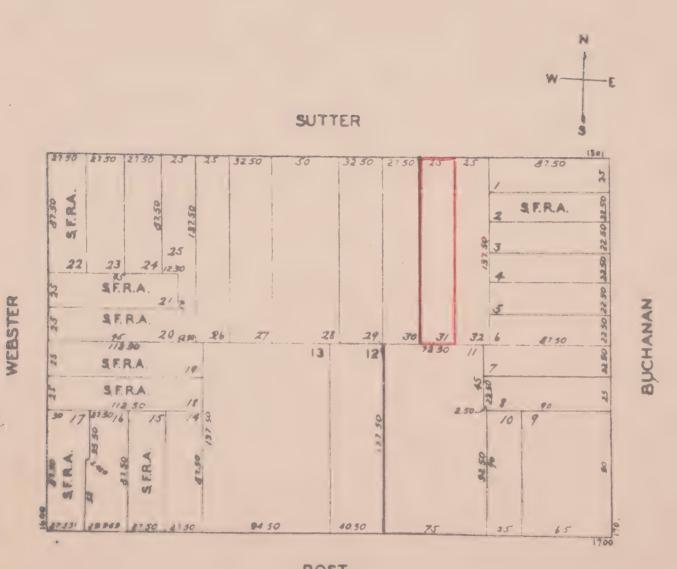
LEGAL DESCRIPTION

All that certain property situated in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the southerly line of Sutter Street, distant thereon 112 feet, 6 inches westerly from the westerly line of Buchanan Street; running thence westerly along said line of Sutter Street 25 feet; thence at a right angle southerly 137 feet, 6 inches; thence at a right angle easterly 25 feet; thence at a right angle northerly 137 feet 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 275.





POST







VALUATION BY

MARKET DATA ANALYSIS

Land:

The subject land is zoned in an R-4 classification and, therefore, is capable of multi family residential use.

The value conclusion reflected below assumes the highest and best use of the present residential development, considering the land as contributing value based upon its capability of multi family residential development. Therefore, in utilizing land sales, multi family residential zoned properties have been considered.

Some of the sales considered in evaluating the subject are outlined in brief form in the following paragraph.

Sale No.	Date	Zoning	Area/sq.ft.	Sale price/sq.ft.
Vol. I				
662-19	8/27/68	R-3	3,781	\$7.04
1076-26	7/31/67	R-3	4,727	8.99
1157-11	4/21/66	R-3	2,422	4.13

Based on the preceding market information and other factors, it is the opinion of your appraiser that an informed principal would conclude that the per square foot value of the subject property is:

\$7.00

Therefore:

3,438 sq. ft. @ \$7.00 = \$24,06

Rounded to:

1 K4 / (III - 10)



VALUATION BY SUMMATION

Cost New Estimate:

Residence -

1 4	7 7 9	na	23.72	00
Lat L		ng	CIL	

2,091 sq. ft. @ \$13.50 =	\$28,229.00
Basement	
1,032 sq. ft. @ \$6.50 =	\$ 6,708.00
Concrete walks, driveway, fencing, landscaping	\$ 3,000.00

Depreciation:

This building was built in approximately 1890. However, the wiring and plumbing has been remodeled and generally the building is in good condition considering the actual age.

Depreciation estimated from actual age, condition, design and location

Cost New Estimate

\$22,762.00

\$15,175.00

Rounded to:

1 00.00

Land Value estimate by Market Data Analysis

4.4.2000.000

1 Property Value Estimate by Summation Analysis

110 700 00



VALUATION BY MARKET DATA ANALYSIS

Your appraiser has considered other single family residences in the close proximity of the subject property which are in similar condition.

These residences have been considered both on the basis of their total sale price and a per square foot sale price of building, including land. While either application is one which would be considered by a prudent principal in the market, the mathematical computation is related in this analysis by supplying a per square foot value to the area of the subject improvements.

Some of the transactions that have been considered are listed in brief form in the following chart.

Sale No.	Date	Sale Price	Sa. ft. sale price, building including land
Vol. I			
676-264 677-29 677-35	10/6/65 3/13/69 7/17/68	\$36,000.00 40,000.00 34,500.00	\$17.20 17.32 23.30

Based on the preceding sales as well as other market factors and research of market data, it is the opinion of your appraiser that an informed principal would conclude a per square foot value of the building, including land of:

\$19.00

Employer

2,091 sq. ft. @ \$19.00 =

\$39,729.00

Rounded to:

339, 100. 0



VALUATION OF PROPOSED ACQUISITION

Land:

There is a total of 1,100 square feet to be acquired from this ownership and the average per square foot land value that was concluded for the entire property has been applied to this area. It is the opinion of your appraiser this per square foot land value properly reflects the value contribution made by this area of the subject ownership.

Therefore:

1,100 sq. ft. @ \$7.00 =

\$7,700.00

Improvements:

This rear yard is highly developed with a Japanese garden. It is neavily planted with trees and snrubs.

Estimate of value of this garden development is based on the contribution made to the overall value of this property by this landscaping.

51,500.00

Total Value Estimate Proposed Acquisition

\$9 200.00



VALUATION OF REMAINDER

Value Conclusions:

Entire Property

Proposed Acquisition

401 1000 100

Remainder (before)

\$30,500.00

Remainder (after)

In the after condition the Japanese garden that is located on this property will be severed for the most part; however, some of that garden will remain. There is a sunken area in this rear yard which is bisected approximately in the middle by this acquisition line. Therefore, it will be necessary for this ownership to fill or redesign that rear yard and to construct a fence across the rear yard to protect the privacy of that area.

The measure of severance damages to this property is, in the opinion of your appraiser, the construction of a fence across the rear yard and additional landscaping to be placed in that area, both to reorient the back yard and make the remaining rear yard attractive as well as to protect the privacy of the rear portion of this residence.

Estimate of damages to rear yard area

\$ 500.00



SHOUSH BLOOK

10

TANK TO MACHINE A CONTROLLAR DIMENSIA

of

1815 Sutter Street San Francisco, California

Parcel 685-29

Li

Hoods - 100 - 100 - Pour - 10 - 100 - 10 - Pour - 100 - 100



REALTY & APPRAISAL CU.

FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA /= 5 TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier

Western Addition

Ref: Parcel 685-29

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1815 and 1815 1/2 Sutter Street, San Francisco, held in the ownership of Byron H. and Carla L. Trott, which property is more detailed in the following report.

all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formula an opinion that as of this date, the fair market value of the proposed acquis including damages is: (\$11,000.00)

Your attention is invited to data and discussion following, which, in particle the basis of this conclusion.

STADERY IN THE STATE

Hayl H. George



Ownership:

.

next H. Williams Tell 100 att

Address:

1815 - 1815 1/2 Sutter Street

R-4

Present Use:

Single family residence with basement

apartment.

Land:

Dimensions: 32.50' Sutter Street frontage x 137.50'

of depth = 4,469 sq. ft.

Taxes and

Assessed Values:

Land \$5,450

Improvements

\$2,350.00

Taxes

\$958.67





thene sid sides.







The of any land free over property fire rowers suffer exempeter.



After 15 to a part discharge severa non-property time.



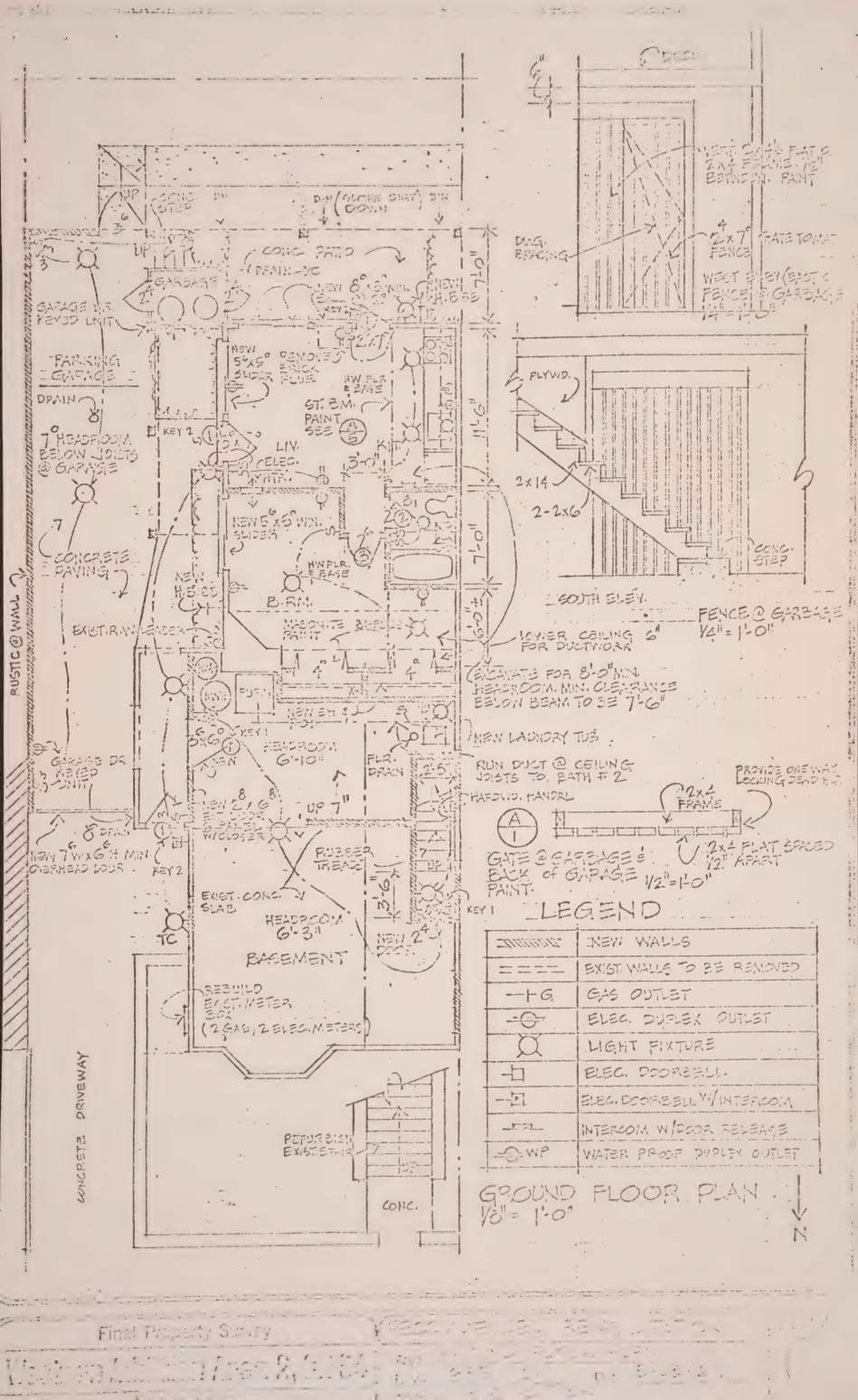
PLOT PLAN AND BUILDING



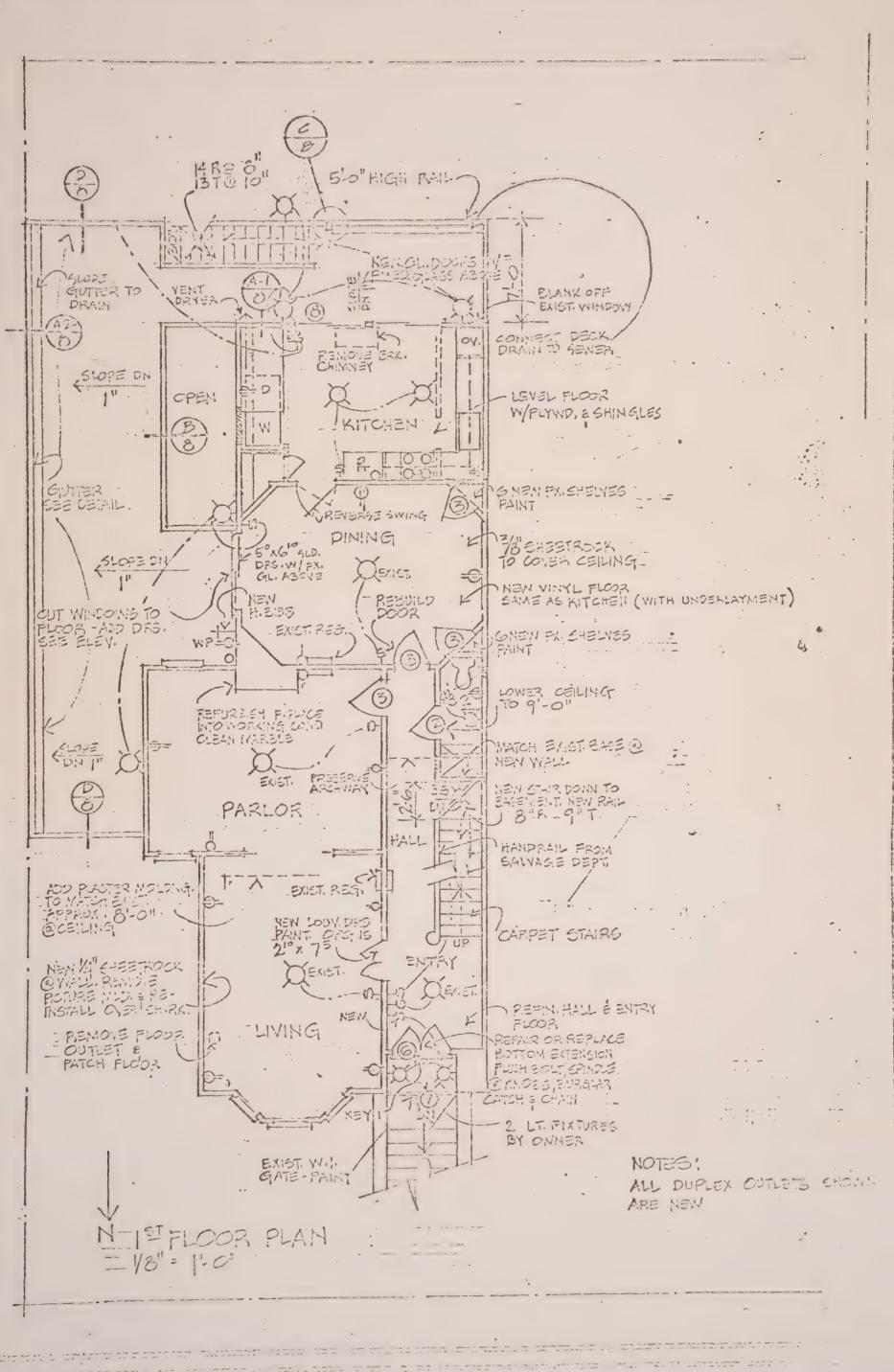
IMPROVEMENT DETAIL

Address	815-1815 1, 2 Sutte	er Street	_ Ruilding Use &	type	forme
Age of Improvements 76 years †			General Condition Good		
EXTERIOR:	Туре	Cond.	INTERIOR:	Туре	Cond.
Foundation.	concrete	good	Floors	wood	excellent
Walls	wood frame	good	Walls	plaster & s/rock	excellent
Roof	tar and gravel	good	Ceilings	plaster	good
Gutters	yes	good	Heating	gas	good
Windows	wood sash	good	Elec. Fixtures	average	excellent
	yes	good		oven & range	excellent
Screens		good	puitt in equip.		
Basement	yes	9000			
Laundry	yes	good	Building Area	No. 1 1 1 1 1 1 April 10 April	* 1.00*
Garage	yes	good	Plumbing	good condition	
	two car end to end		No. fixtures	12	excellent
			No. bathrooms		excellent
Special Fea	tures <u>Newly rem</u>	odeled	MANAGEMENT AND STREET THE STREET STREET STREET		THE RESERVE AS A SECOND STATE OF
		· · · · · · · · · · · · · · · · · · ·	No. of rooms	eleven	
Detrimental	influences Old ne	eighborhood wi			ovations to
Detrinent	extent of this b				
T	\$958.62	41101119	Aggoggmonta	none known	
Taxes	Y 2 0 0 0 0 4		Assessments	TIOTIC TRITOWNI	
TINTU	(available)	(connected)	Street Improvements:		
1300	Ves	VES	Walks	concrete	
** . · · · · · · · · · · · · · · · · · ·	VES		Cirbs	concrete	
5-17-6	yes		Gutters	concrete	
Suptic	Committee of the second	post mention was to their meaning and decreasing about	paring	JECTEE	
Tratable 15	:				
Tation to our	tatlim				
Unit video		* # ### PA ## 1 * # # # # # # # # # # # # # # # #			
	1-0				
		W. W			



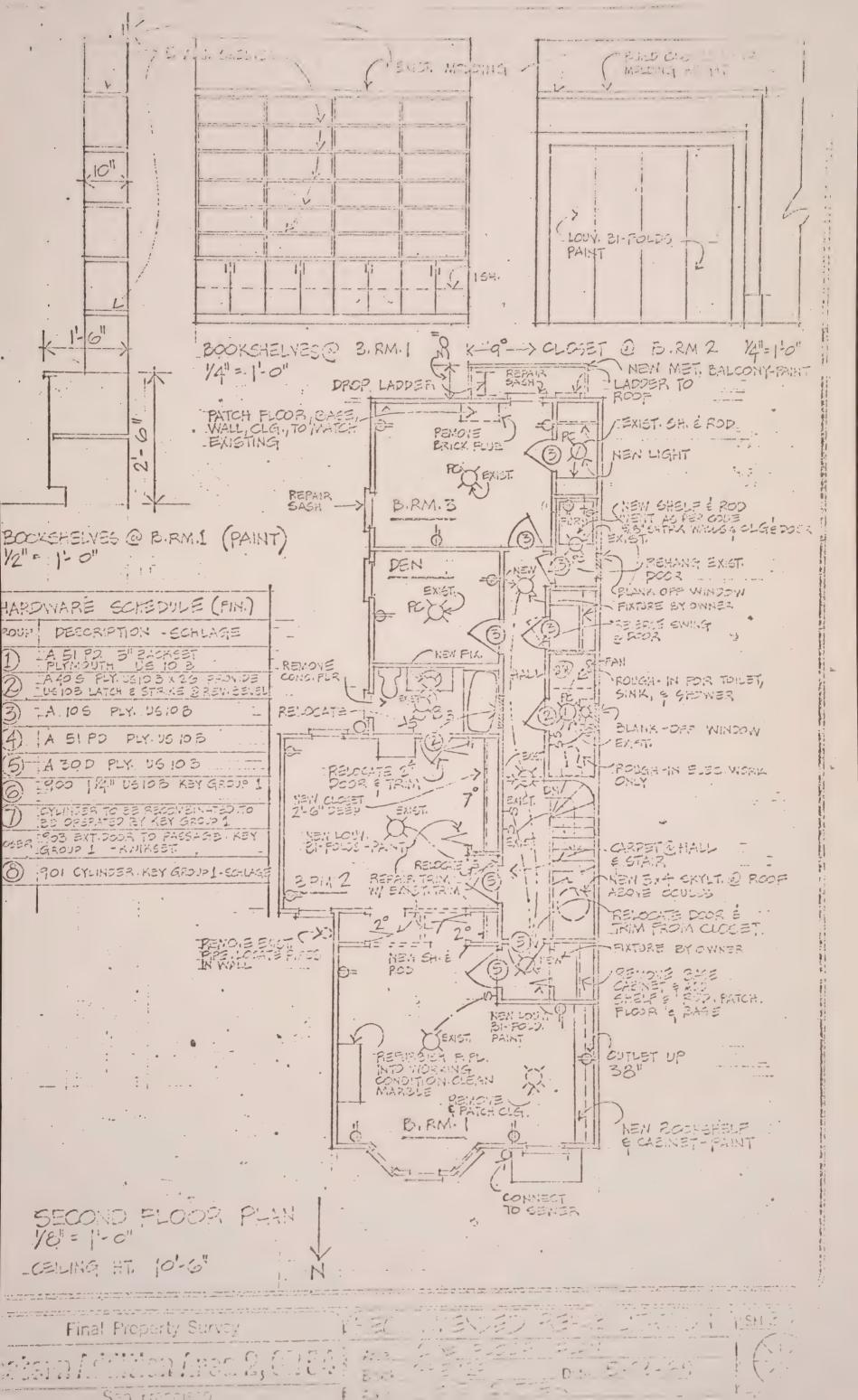






Final Property Sulve,







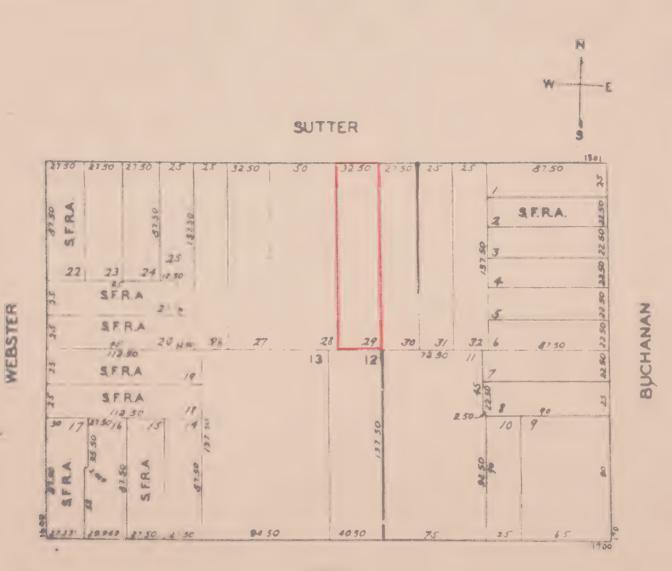
LEGAL DESCRIPTION AND MAP

OF ENTIRE PROPERTY



No legal description has been furnished for this report; however, the map on the following page will serve in lieu of the legal description. This parcel is also known as Assessor's Parcel 685-29.





POST



LEGAL DESCRIPTION AND MAP

OF PROPOSED ACQUISITION

WITH BUILDING LOCATION

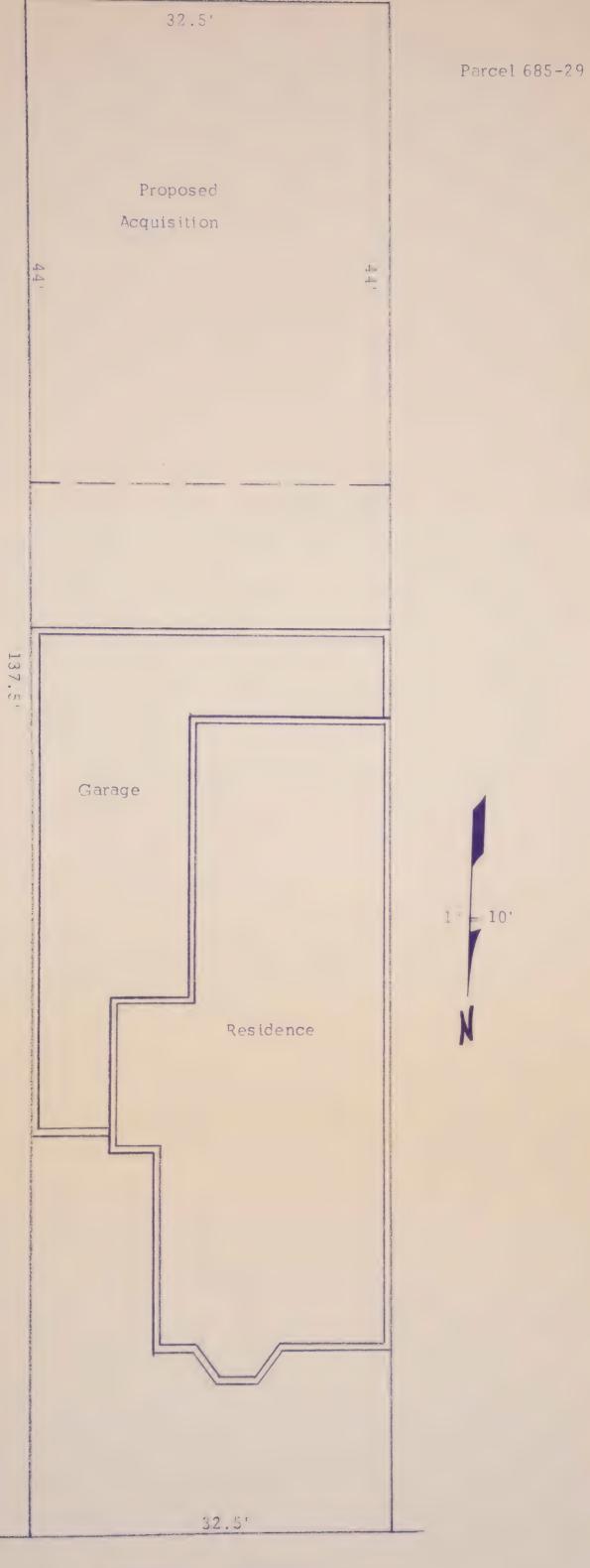


and the second s

No legal description has been furnished of the proposed acquisition; however, the map on the following page will serve in lieu of the legal description.

Area to be acquired is designated on the map as an area 32.5 ft. by 44 ft., to the rear of the property of Parcel 685-29. Acquisition area contains 1,434 sq. ft.











VALUATION BY

MARKET DATA ANALYSIS

Land:

The subject land is zoned in an R-4 classification, and, therefore, is capable of multi-family residential use.

The value conclusion reflected below assumes the highest and best use of the present residential development, considering the land as contributing value in utilizing land sales, multi-family residential zoned properties have been

Sale No.	Date	Zoning	Area/sq.ft.	Sale price/sq.ft.
Vol. I				
662-19	8/27/68	R-3	3,781	\$7.04
1076-26	7/31/67	R-3	4,727	8.99
1157-11	4/21/66	R-3	2,422	4.13

Therefore:

4,469 sq. ft. @ \$7.00 = \$31,283.00



VALUATION BY SUMMATION

Cost New Estimate:

Residence -

Living area 3,153 sq. ft.

@ \$16.00 =

\$50,448.00

Garage 475 sq. ft.

@ \$4.50 =

\$ 2,137.00

Basement area of 605 sq. ft.

Fencing, patio and

landscaping

= 707.0

\$58,085.00

Depreciation -

Based on newly renovated condition, location,

design and other factors - 20% of \$50,085.00 =

\$11,617.00

Depreciated to

\$46,468.00

Rounded to

58U 10 UO

Land Value by Market Data Analysis

\$31,200.00

Total Property Value Estimate by Summation Analysis

\$77 700 00



VALUATION BY

MARKET DATA ANALYSIS

Entire Property -

The subject property has been considered on the basis of its comparability to other parcels that have sold and an analysis conducted based upon the total sales price of other properties, their current physical condition, the location,

Some of the transactions that have been utilized in this comparative analysis are listed in brief form in the following chart.

Sale No.	Date	Sale Price	Sq. Ft. sale price building
Vol. III 635-14 639-5 651-5	2/24/67 7/2/69 6/9/67	\$64,200.00 \$85,500.00 \$71,500.00	\$21.00 \$20.18

Based on the preceding sales as well as other market factors and research of market data, it is the opinion of your appraiser that an informed principal

3,758 sq. ft. @ \$21.00 = \$78,918.00

Total Property Value Estimate by Market Data Analysis



97 - 80 (6.20)

Land.

There is a total of 1,434 sq. ft. to be acquired from this parcel. It is the rear of the lot and is heavily overgrown with brush and Madrone trees. It is the opinion of your appraiser that the brush and trees contribute a limited amount to the overall value of this property since further development would be anticipated in this rear yard area.

The land value has been considered as contributing an average per square foot value as reflected by the overall lot value.

Therefore:

Total \

1,434 sq. ft. @ \$7.00 =	\$10,038.00	
Rounded to:		\$10,000.00
Landscaping (trees)		\$ 400.00
Value Estimate Proposed Acquisition		\$10,400.00



VALUATION OF REMAINDER

Value Conclusions:

Entire Property \$78,900.0

Proposed Acquisition \$10,400.00

Remainder (before) \$68,400.00

Remainder (after)

In the after condition, this rear lot line will be relatively close to this building; however, Mr. Trott, the owner has indicated that he is aware that there is land available on the adjacent property from the Redevelopment Agency for acquisition. He contemplates acquiring this land and your appraiser considered the availability of additional land area. However, the lack of privacy in this rear yard will require construction of a fence and some landscaping to preserve that privacy. Therefore, an estimate has been made of fence and landscaping development for the rear yard area and this is, in the opinion of your appraiser, the extent of the damages that would be suffered by this remainder property.

Estimate of fence and landscaping

600.00



APPRAISAL REPORT

. .

SAN FRANCISCO REDEVELOPMENT

1785 O'Farrell Street San Francisco, California

Parcel 726-14B

by

Floyd D. Clevenger 2363 Pruneridge Avenue Santa Clara, (1988)



FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA 95050 TELEPHONE (408) 241-2787

April 29, 1970

Ref: Parcel 726-14B

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier Western Addition

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1785 O'Farrell Street, San Francisco, held in the ownership of Edward A. and Norma E. Moore, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the entire property, which is the proposed acquisition is:

\$88,500.00

---- EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS - - - - -

Your amounts as anyther to does not checomount following, which, in part, from

Restectivity schmittle

Three W. Charman . A. I.



FACTUAL DATA

Ownership:

Edward A. and Morma E. Moore

Address:

1785 O'Farrell Street, San Francisco

Zoning:

R-3 (San Francisco)

Present Use:

Multi-family residence -

consisting of eleven apartments plus a

ground level garage.

Land:

 $32.5' \times 100' = 3,250 \text{ sq. ft.}$

Taxes and

Assessed Values:

Land

\$3,375.00

Improvements

\$12,850.00

Taxes

\$1,994.00







1785 - Plane IV SIMI : Similare Devi California



Easterly view of O'Farrell Street - Subject is in right center of photon.





Winsterly clay of Lithing Street. Subject granesty to the but contour.



PLOT PLAN AND BUILDING
DETAIL



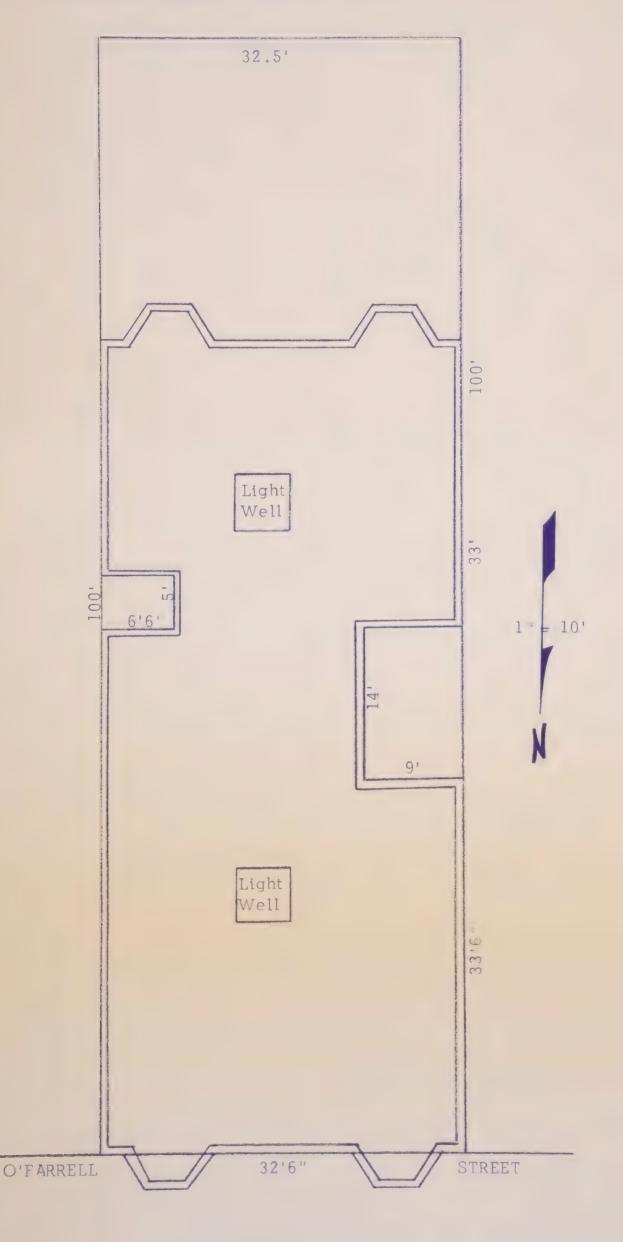
IMPROVEMENT DETAIL

Address 1	.785 O'Farrell Stre	et	_ Building Use &	type <u>Multi-tamil</u>	ly residential
Age of Impro	ovements 45	years old	General Condit	tion poor to fai	r
EXTERIOR:	Type	Cond.	INTERIOR:	Туре	Cond.
Foundation	concrete	fair	Floors	hardwood	fair
Walls	brick & stucco	fair	Walls	plaster	fair
Roof	composition	fair	Ceilings	plaster	fair
Gutters	yes	fair	Heating	central	fair
Windows	wood sash	fair	Elec. Fixtures	avg. quality	fair
Screens	none		Built-in equip	furnace & water	heating equip
Basement	none	The part of the state of the st			
Laundry	none		Building Area	10,331 sq. ft.	
Garage	ground level		Plumbing	modern	fair
			No. fixtures	4 fixtures each	apt.
			No. bathrooms	eleven	
Special Fea	ntures <u>central h</u>	eat - gas furnac	e and hot water	system	
			No. of rooms	26	
Detrimental	l influences	area of mixed la	nd uses		
Taxes	\$1,994.00		Assessments		
Utilitics	(available)	(connected)	Street Improve	ements:	
Gas	yes	yes	Walks	concrete	
Water	yes	<u>yes</u>	Curbs	concrete	
Sewer	yes	yes	Gutters Paving	<u>concrete</u> asphalt	
Septic	no	Operation of the Control of the Cont	raving	aspirate	
Distance to) .				
	rtation				
Grade Sc					
High Sci	nool				
Stores		* * * * * * * * * * * * * * * * * * *			



Four story building. Upper three floors have eleven apartments. The ground level is garage and furnace room plus a passageway to rear yard.

Ground level contains 2,672 sq. ft. and each of upper three floors contain 2,553 sq. ft. each.





LEGAL DESCRIPTION AND MAP

OF SUBJECT PROPERTY



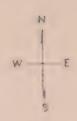
LEGAL DESCRIPTION

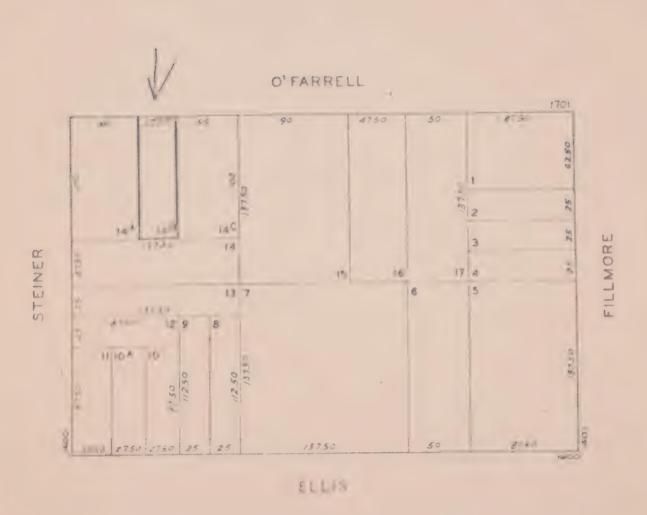
ALL that certain real property situated in the City and County of San Francisco, State of California, described as follows:

BECINNING at a point on the southerly of C'Farrell Street, distant thereon 50 feet easterly from the easterly line of Steiner Street; running thence easterly and along said line of O'Farrell Street 32 feet, 6 inches; thence at a right angle southerly 100 feet; thence at a right angle westerly 32 feet, 6 inches, thence at a right angle northerly 100 feet to the point of beginning.

BEING a portion of WESTERN ALDITION BLOCK NO. 360.













VALUATION BY

MARKET DATA AN ALYSIS

Land:

The subject land is zoned in an R-3 classification, and is developed into a multi-family residential use.

The value conclusion reflected below assumes the highest and best use of the present residential development. Therefore, in utilizing land sales, multi family residential zoned properties have been considered.

Some of the sales considered in evaluating the subject land are outlined in brief form in the following paragraph.

Sale No	Date	Zoning	Area/sq.ft.	Sale price/sq.ft.
662-19	8/27/68	R-3	3,781	\$7.04
1076-26	7/31/67	R-3	4,727	8.99
1157-11	4/21/66	R-3	2,422	4.13

Based on the preceding market information and other factors, it is the opinion of your appraiser that an informed principal would conclude the per square foot value of the subject property is:

\$7.00

Therefore:

3,250 sq. ft. @ \$7.00 =

\$22.750.00



VALUATION BY SUMMATION ANALYSIS

Cost New Estimate:

Upper three floors consisting of the living areas -

7,659 sq. ft. @ \$15.00 =

\$114,885.00

Ground level consisting of a furnace room, entrance lobby and auto garage

2,672 sq. ft. @ \$6.50 =

\$ 17,368.00

137 56 (7)

Depreciation:

This building was constructed in 1925. While the apartments are well arranged and acceptable to the present market, there is substantial accrued depreciation including considerable deferred maintenance.

Depreciation based on observed condition, actual age and other factors.

50% of \$132,253.00 =

\$ 66,126.00

*)epreciated to:

\$ 66 127 00

Rounded to:

55.100.03

Time Valor Eathnam by Timber Core hellows

532, 202,100

Time! Property Value Estimate by Carmenton April 2013



VALUATION BY

MARKET DATA ANALYSIS

The following analysis has related the subject property to other parcels which have sold and this relationship is on a per square foot of building area basis. The unit sale price in the right hand column of the following chart relates to the liveable area of each of these buildings and in the conclusion at the bottom of the page, the liveable area of the subject improvement has been utilized as the applicable area to apply.

Sale No.	Date	Zoning	No. Units	G.R.M.	Sale Price	Sq.ft. bldg. sale price
Vol. 4						
638-2	3/18/69	R-5	12	6.5	\$150,000.	\$13.69
638-4	4/28/66		18	7.36	215,000.	10.74
692-11A	7/15/66	C-2	19	Made value with	120,000.	12.33
803-2	2/17/67	R-3	17	7.0	135,000.	10.27
822-31	8/9/67	R-4	12	8.5	130,000.	11.20

All of these buildings are similar in age to the subject property, and they all furnish heat, water and garbage and have limited parking facilities. They are; however, generally in better condition than the subject property and in some cases, better located.

Based on the preceding and other information it is the opinion of your appraiser an informed principal would conclude a per sq. ft. value of the subject property from this analysis of \$11.50.

Therefore:

Living area of the subject improvement consists of 7,659 sq. ft. Indicated market value \$11.50 per square foot.

7,659 sq. ft. @ \$11.50 per sq. ft. = \$88,078.00

Rounded to:



INCOME ANALYSIS AND CAPITALIZATION

company of Albert 147d.

Apartment No.	Monthly rental	
1	\$150.00	
2	150.00	
3	100.00	
4	125.00	
5	135.00 (inc. garage \$15.0	0)
6	90.00	
7	125.00	
8	100.00	
9	135.00	
10	125.00	
11	105.00 (inc. garage \$15.0	0)
Annual Gross Rent -	\$1,340.00 x 12 months =	\$16,080.00
Vacancy and re	nt loss 10% =	\$ 1,608.00
Effective Gross		\$14,472.00

Annual Expenses:

The owner of subject property pays all taxes, insurance, management, maintenance, domestic water costs, as well as furnishing heat for all of the apartments and electrical power for

Estimated annual average expense schedule



William I had

8 8 683 00



INCOME ANALYSIS AND CAPITALIZATION

Annual Net Income

\$8,683.00

Building Residual Capitalization -

Income earned by land

Land value estimated from Market Data

100,00

Fair return on investment

8% of \$22,750.00 =

\$1,820.00

Income Earned by Improvements

\$6,863.00

Fair return on Improvement Investment 8% Return of Investment 2.5

10.5%

\$6,863.00 : 10.5 =

\$65.362.00

Rounded to:

\$65 339 AH

Total Property Value Estimate by Income Analysis

SUR, INII, AH



APPRAISAL REPORT

0.110. GOVERNMENT

of

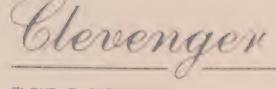
1830 Eddy Street San Francisco, California

Parcel 1127-12

Hoyd Chremon The translate Association



REALTY & APPRAISAL CO.



FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE SANTA CLARA, CALIFORNIA 95050 TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier

Western Addition

Ref: Parcel 1127-27

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1830 Eddy Street, San Francisco, held in the ownership of Leona Conley, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, which is the entire property is: \$20,600.00

-----TWENTY THOUSAND SIX HUNDRED DOLLARS - - - -

year direction in invitation of the anti-discountry influence, who is to part they the courte of this court become

Shipperfully admittant

1911



FRATUA X

Ownership:

Leona Conley

Address:

1830 Eddy Street, San Francisco

Zoning:

C-2 (San Francisco)

Present Use:

Residential

Land:

Dimensions: 21 ft. x 93.5 ft. = 1,964 sq. ft.

Taxes and

Assessed Values

Land

\$2,175.00

Improvements

\$1,500,00

Taxes

\$451 66







TERROTORIA.

harrier 10 beginn.

Same with the beginning





Lastonic Crow of Com-Ensetz Sables especial Lat. 1800)





tower to establish the terms from property from

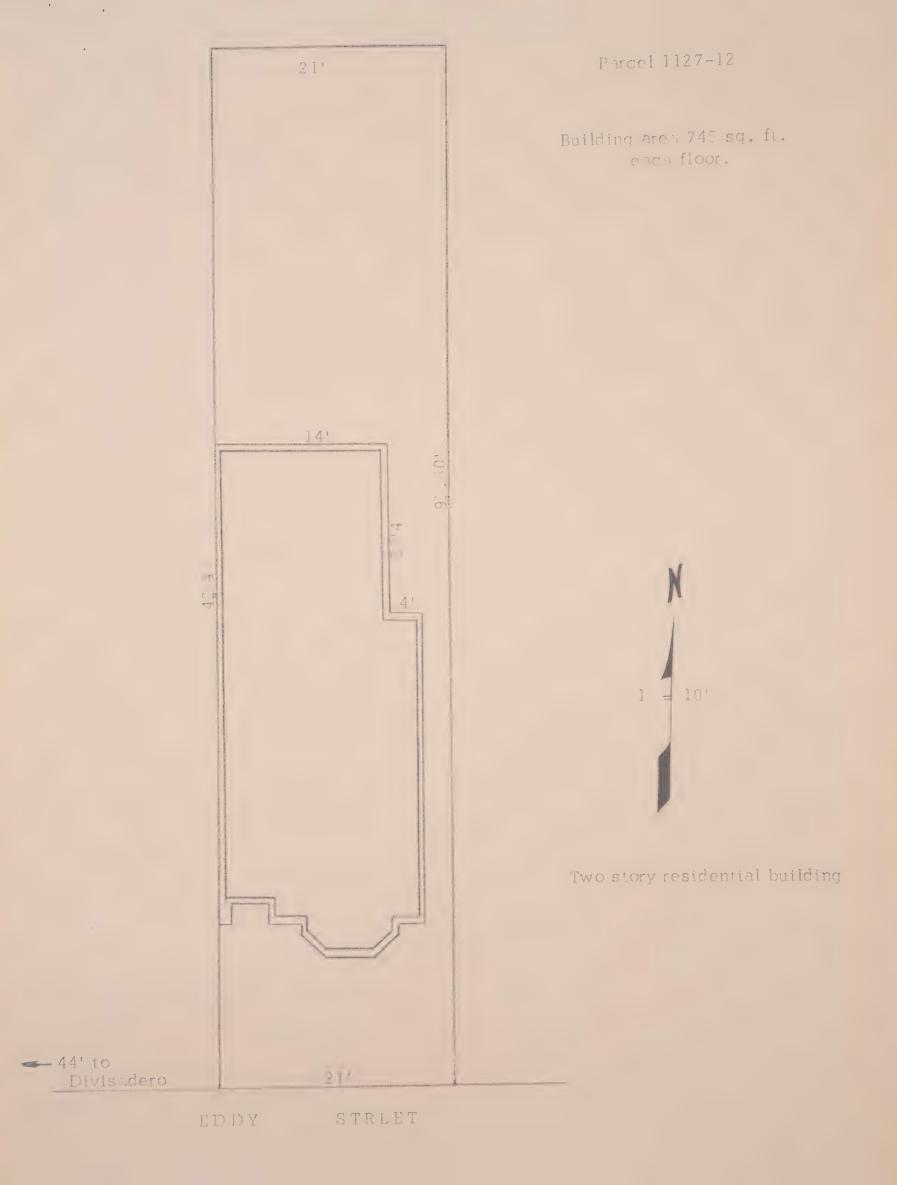


Other and say William a resultant and such addition.



PLOT PLAN AND BUILDING
DESCRIPTION







IMPROVEMENT DETAIL

Address	1830 Eddy Street		- Building Use &	type 2 Idility ic.	DICCINC
Age of Impro	ovements 95 ye	ars old	General Condit	ion <u>poor</u>	
EXTERIOR:	Type	Cond.	INTERIOR:	Туре	Cond.
oundation	Brick	fair	Floors	fir	poor
Walls	wood frame - tongu	ue <u>fair</u>	Walls	plaster	poor
Roof	and groove composition	fair	Ceilings	<u>plaster</u>	poor
Gutters	yes	poor	Heating	circ. heater	poor
Windows	wood sash	poor	Elec. Fixtures	old	poor
Screens	none		Built-in equip.	water heater	poor
Ba se ment	yes	fair			
Laundry	basement	_	Building Area	1490 sq.ft.	
Garage	basement		Plumbing	old style	
			No. fixtures	8 (4 ea. floor)	
			No. bathrooms	2	
Special Fea	atures				
			No. of rooms	6 (3 each floor	
Detrimenta	l influences	area in a perio	od of transition		
Taxes	\$451.66		Assessments		
Utilities:	(available)	(connected)	Street Improve	ments:	
Car	yes	yes	Walks	concrete	
Gas Wilher	yes	yes	Curbs	concrete	
SWer		YEE	Gutters	concrete	
with	w to discount the same		Paytng	minl	
Maianne ti					
	restion				
Highes	100	A CONTRACTOR OF THE CONTRACTOR			
The second of					



LEGAL DESCRIPTION AND MAP

OF ENTIRE PROPERTY



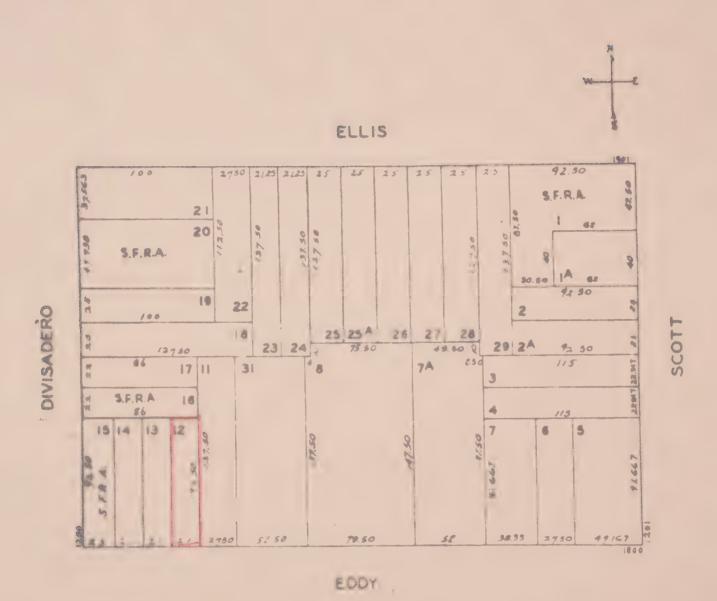
LEGAL DESCRIPTION

ALL that certain real property situated in the City and County of San Trancisco, State of California, described as follows:

BEGINNING at a point on the northerly line of Eddy Street, distant thereon 65 feet easterly from the easterly line of Divisadero Street; running thence easterly along the northerly line of Eddy Street 21 feet; thence at a right angle northerly 93 feet and 6 inches; thence at a right angle westerly 21 feet; and thence at a right angle southerly 93 feet and 6 inches to the northerly line of Eddy Street and the point of beginning.

BEING a portion of WESTERN ADJUTION BLOCK NO. 453.











VALUATION BY

MARKET DATA AN ALYSIS

Land:

Subject land consists of a parcel having a frontage on the northerly side of Eddy Street of 21 feet and a depth of 93.5 feet. It, thus, contains 1,964 square feet.

The Eddy Street frontage does not present high quality commercial frontage; however, because of the proximity of Divisadero Street, this parcel of property would be a likely assemblage with a development which would ultimately relate to Divisadero.

Some of the transactions that have been considered in this evaluation are listed in brief form in the chart following with more detail on pages in reports previously submitted.

Sale No.	Date	Zoning	Area/sq.ft.	So.ft. Sale price
Vol. I - 1156-2	3/21/66	C -2	2,500	\$12.12
Vol. II 1156-5	12/30/66	C -2	3,125	

Parcel 1156-2 This was an assemblage of a gas station and fronted on Divisadero Street; thus, it is substantially superior to the subject property.

<u>Parcel 1156-5</u> This parcel is improved with a small office building; how it appears to your appraiser to have reflected primarily land value.

Based on this and other factors, it is the opinion of your appraiser an informed principal would conclude a per square foot land value of \$8.00.

Therefore:

1,964 sq. ft. @ \$8.00 = \$15.712.00

Rounded to:



OMERANDO ON THE PARTY OF

Cost New Estimate.

Residence -

Living area:

1,490	sq. ft.	@ \$13.50 =		\$20,	115.0	0 (
-------	---------	-------------	--	-------	-------	-----

Basement:

745 sq. ft. @ \$5.00 =	Ş	3,725.00
Walk, driveway & fencing		450.00

Cost New Estimate \$24,290.00

Depreciation:

This building was constructed in approximately 1875. It is currently in poor condition and does not have a long remaining life, either from a physical or economic position.

Accrued depreciation based on actual age, observed condition, location, design, and other factors.

80% of \$24,290.00 =	\$19,432.00
Depreciated Value Estimate	\$ 4,858.00

rounded to:

Land Value Estimate by Market Data Analysis

mation



VALUATION BY MARKET DATA ANALYSIS

Your appraiser has assembled various transactions which are improved with residential structures and zoned in a commercial classification. While primarily these buildings are superior quality to subject, they do relate and have been of assistance in the evaluation of this ownership.

Sale No.	Date	Zoning	Overall sq.ft. sale price (land)	Sale Price
Vol. 3				
707-9 832-11 1154-17A 1127-16	5/10/66 11/1/68 9/8/67 1/20/66	C-2 C-2 C-2 C-2	\$6.90 7.42 7.08 8.83	\$20,000. 24,500. 12,000. 15,551.

The preceding transactions range from \$6.90 per square foot to a high of \$8.83 per square foot. While a variation of location prevails and some of these properties are located in the area which is being acquired by the San Francisco Redevelopment Agency, these nonetheless represent the overall land and improvement sale of similar type property.

Based on this and other information it is the opinion of your appraiser an informed principal would conclude the subject property has an overall land and building value of \$10.50 per square foot.

Therefore:

1,964 sq. ft. @ \$10.50 =

\$20,622.00

Rounded to:

\$20,600.00



WA- Approved Reports, 1970

